

00544934/EC



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

U.S BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR BANC OF AMERICA
FUNDING CORPORATION MORTGAGE
PASS-THROUGH CERTIFICATES SERIES
2007-7
vs.
ESTATE OF EMMA E. JACKLIN;
ALEXANDER JACKLIN; SPOUSE OF
EMMA E. JACKLIN; THOMAS A.
ANDERSON, SON OF EMMA E. JACKLIN;
UNKNOWN HEIRS, LEGATEES AND
DEVISEES OF THE ESTATE OF EMMA E.
JACKLIN; UNKNOWN PARTIES IN
POSSESSION; OR CLAIMING A RIGHT TO
POSSESSION, AND UNKNOWN
OCCUPANTS; AND DOES 1-10 INCLUSIVE

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY**

CAUSE # 12-2-06835-6 KNT

JUDGMENT RENDERED ON 8/3/2015
ORDER OF SALE ISSUED: 9/3/2015
DATE OF LEVY: 9/28/2015

TO: ESTATE OF EMMA E. JACKLIN (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

2467 SW 172ND STREET BURIEN, WA 98166

LOT 161 OF CRESCENT BEACH, A PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 44,
RECORDS OF KING COUNTY AUDITOR,
TOGETHER WITH SECOND CLASS TIDELANDS AS CONVEYED BY THE STATE OF
WASHINGTON IN FRONT THEREOF EXTENDING TO THE LINE OF EXTREME LOW TIDE;
TOGETHER WITH THAT PORTION OF VACATED SEACOMA BOULEVARD ADJOINING,
WHICH UPON VACATION ATTACHED TO THE HEREIN DESCRIBED PROPERTY, BY
OPERATION OF LAW,
SITUATE IN THE CITY OF BURIEN, COUNTY OF KING, STATE OF WASHINGTON.
APN/PARCEL # 1827200335.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 20, 2015
**PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$514,042.33** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on NOVEMBER 20, 2016 .**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON NOVEMBER 20, 2016** , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
MCCARTHY & HOLTHUS, LLP
108 1ST AVENUE S
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SEATTLE, WA 98104
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